

PROPERTY LOCATION

No	Alt No	Direction/Street/City
180	-186	GARDNER ST, ARLINGTON

OWNERSHIP

Owner 1:	MBC REALTY LLC		
Owner 2:			
Owner 3:			
Street 1:	P.O. BOX 724		
Street 2:			
Twn/City:	WINCHESTER		
St/Prov:	MA	Cntry:	
		Own Occ:	N
Postal:	01890	Type:	

PREVIOUS OWNER

Owner 1:	AKBARIAN MOHAMMED TR -		
Owner 2:	-		
Street 1:	P.O. BOX 724		
Twn/City:	WINCHESTER		
St/Prov:	MA	Cntry:	
Postal:	01890		

NARRATIVE DESCRIPTION

This parcel contains 93,036 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1967, having primarily Brick Exterior and 26692 Square Feet, with 39 Units, 34 Baths, 0 3/4 Bath, 0 HalfBath, 99 Rooms, and 35 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land
112	Apts. 8 Plus		93036		Sq. Ft.	Site
112	Apts. 8 Plus		74		No. of Un	Site

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	93036.000	2,813,700	19,100	4,477,000	7,309,800
Total Card	2.136	2,813,700	19,100	4,477,000	7,309,800
Total Parcel	2.136	5,807,900	19,100	4,477,000	10,304,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		273.86	/Parcel: 183.5

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	112	FV	5,556,800	19100	93,036.	4,070,000	9,645,900	9,645,900	Year End Roll	12/18/2019
2019	112	FV	4,615,200	20100	93,036.	4,070,000	8,705,300	8,705,300	Year End Roll	1/3/2019
2018	112	FV	4,615,200	20100	93,036.	4,070,000	8,705,300	8,705,300	Year End Roll	12/20/2017
2017	112	FV	3,987,500	20100	93,036.	3,330,000	7,337,600	7,337,600	Year End Roll	1/3/2017
2016	112	FV	3,987,500	20100	93,036.	3,330,000	7,337,600	7,337,600	Year End	1/4/2016
2015	112	FV	3,516,700	21000	93,036.	2,812,000	6,349,700	6,349,700	Year End Roll	12/11/2014
2014	112	FV	3,516,700	21000	93,036.	2,812,000	6,349,700	6,349,700	Year End Roll	12/16/2013
2013	112	FV	3,516,700	21000	93,036.	2,812,000	6,349,700	6,349,700		12/13/2012

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	MEAS&NOTICE	HS	Hanne S
2/23/2009	Measured	345	PATRIOT
3/2/2000	Measured	197	PATRIOT
10/21/1998		PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA

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[illegible]

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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